

**TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT**

TO: Mayor and Councilmembers
FROM/PHONE: Mark Kutney, AICP (797-1101)
SUBJECT: Resolution - Plat

Application No., Project Name and Location:
DG 8-1-01, Y.A.F. Plat - 3301 State Road 7, Generally located on the north side of Oakes Road and on the west side of State Road 7.

TITLE OF AGENDA ITEM:

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING A REVISION TO THE RESTRICTIVE NOTE OF THE "Y.A.F. PLAT", AND PROVIDING AN EFFECTIVE DATE.

REPORT IN BRIEF:

The applicant proposes to amend the restrictive note on the plat **from** 4,800 square feet of office and 215,000 square feet of industrial use; **to** 25,000 square feet of industrial use across the plat; and 16,000 square feet of office use on Parcel "A"; 10,000 square feet of industrial use on Parcel "B"; and 140,000 square feet of industrial use and single 2-bedroom garden apartment on Parcel "C".

This amendment proposes to reduce industrial use square footage by 40,000 square feet to permit "Formworks" to establish their offices to conduct the sell of prefabricated concrete forms. This change will balance the number the number of trips associated with the conversion from the industrial uses to the office. The proposed plat amendment does not increase the number of trips on the roadway network and is consistent with the permitted use of the County, M-3, Intense Manufacturing and Industrial District.

PREVIOUS ACTIONS:

The Town Council approved a subdivision plat by Resolution No. 85-123, at its July 17, 1985 meeting and recorded in the public records of Broward County, Plat Book 125, Page 26 on November 6, 1985.

The Town Council approved a plat note amendment by Resolution No. 91-186, to amend the restrictive note on the Plat to permit a watchman's quarters on Parcel "C" at the August 7, 1991 meeting. However, it is noted that the subsequent request was never recorded by the County.

CONCURRENCES: None

RECOMMENDATION(S): Motion to approve.

Attachment(s): Resolution, Planning Report, Justification Letter, Plat, Land Use map, Subject Site map, and Aerial.

RESOLUTION _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING A REVISION TO THE RESTRICTIVE NOTE OF THE "Y.A.F. PLAT", AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the plat of the subdivision known as Y.A.F. Plat was recorded in the public records of Broward County in Plat Book 125, Page 26; and

WHEREAS, the owners desire to revise the restrictive note associated with said plat; and

WHEREAS, Broward County requires the Town of Davie concur with this revision prior to a review of the proposed by Broward County Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA.

SECTION 1. The Town Council of the Town of Davie does hereby approve of the proposed revision to the restrictive note shown on the Y.A.F. Plat. The proposed revision being specifically described on the planning report attached hereto as Exhibit "A".

SECTION 2. This resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2001.

MAYOR/COUNCILMEMBER

ATTEST:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2001.

Application #: DG 8-1-01
Y.A.F. Plat

Revisions:

Exhibit "A"

Original Report Date: August 22, 2001

**TOWN OF DAVIE
Development Services Department
Planning & Zoning Division Staff
Report and Recommendation**

Applicant Information

Owner:

Name: Ray Parker

Agent:

Name: Pat Montalbano

Address: 808 NE 20 Avenue

Address: 3921 SW 47 Avenue, Ste. 1018

City: Fort Lauderdale, FL

City: Davie, FL 33314

Phone: (954) 768-0274

Phone: (954) 321-6464

Background Information

Application Request: To amend the restrictive note on the Plat from 4,800 square feet of office and 215,000 square feet of industrial use; to 25,000 square feet of industrial use across the plat; and 16,000 square feet of office use on Parcel "A"; 10,000 square feet of industrial use on Parcel "B"; and 140,000 square feet of industrial use and single 2-bedroom garden apartment on Parcel "C".

Address/Location: 3301 State Road 7, Generally located on the north side of Oakes Road and west side of State Road 7.

Land Use Plan Designation: Industrial

Zoning: M-3 County, Intense Manufacturing and Industrial District

Existing Use: 140,000 square foot self storage facility including a watchman's quarters on Parcel "C", 9,974 square equipment rental and service facility on Parcel "B" and vacant land on Parcel "A" of the plat.

Proposed Use: a 8,722 square foot two-story office building on Parcel "A" of the plat.

Parcel Size: 13.830 acres (602,434.80 square feet)

Surrounding Uses:

North: Nursery
South: Horse Ranch
East: C.H.E. Acres
West: Little Lake Estates

**Surrounding Land
Use Plan Designation:**

Industrial
Industrial
Transportation
Industrial

Surrounding Zoning:

North: M-3 County, Intense Manufacturing and Industrial District
South: M-3 Hacienda Village, Intense Manufacturing and Industrial District
East: B-3 County, Intense Commercial Business District(State Road 7)
West: M-3 Hacienda Village, Intense Manufacturing and Industrial District

Zoning History

Related Zoning History: None.

Previous Request on same property:

The Town Council approved a subdivision plat by Resolution No. 85-123, at its July 17, 1985 meeting and recorded in the public records of Broward County, Plat Book 125, Page 26 on November 6, 1985.

The Town Council approved a plat note amendment by Resolution No. 91-186, to amend the restrictive note on the Plat to permit a watchman's quarters on Parcel "C" at the August 7, 1991 meeting. However, it is noted that the subsequent request was never recorded by the County.

Summary of Significant Development Review Agency Comments

None

Applicable Codes and Ordinances

None

Comprehensive Plan Considerations

Planning Area: The subject property falls within Planning Area 6. This area includes lands located south of State Road 84, east University Drive and north of Nova Drive, together with lands located east of the Florida Turnpike and west of

State Road 7, south of State Road 84 and north of the south town limits. The majority of this planning area is industrially zoned and land used plan designated. There are small commercial parcels along the State Road 7 corridor. The Town is encouraging development and redevelopment of the properties within this area to strengthen the Town's non-residential tax base for the future.

Broward County Comprehensive Plan: The Broward County Comprehensive Plan requires that any changes to the restrictive note on the plat be reviewed and approved or disapproved by the municipality, and with final approval by Broward County Commission.

Flexibility Zone: The proposed plat is in Flexibility Zone 58.

Concurrency Considerations: Based upon the most recently distributed edition of the Broward County Overcapacity Roadway Map, the subject area is in a compact deferral area.

Applicable Goals, Objectives & Policies: Several plan policies require consideration of traffic impacts from proposed development, and maintenance of adopted levels of service (see concurrency considerations).

Staff Analysis

The delegation request provides for the reduction of industrial use square footage by 40,000 square feet, and will increase the offices uses 4,800 square feet. This request will permit "Formworks" to establish their offices to conduct the sale of prefabricated concrete forms of Parcel "A" of the Plat. This change will balance the number of trips associated with the conversion of industrial uses to office uses.

This request will also correct previous plat note amendments which provided for watchman's quarters on Parcel "C" of the plat, however the plat amendment was never recorded by the County.

Staff finds the delegation request is consistent with the M-3 County, Intense Manufacturing and Industrial District permitted uses and will not increase trip generation committed to this plat, and is subject to sufficient capacity of the regional road network as determined by Broward County. In the event sufficient capacity is not met, the delegation request shall be deemed denied by the Town of Davie.

Findings of Fact

The proposed change is not contrary to the Land Development Code or the adopted Comprehensive Plan, as amended, or the provisions of the County Code.

Staff Recommendation

Recommendation: Based upon the above and the positive findings of fact, staff recommends approval of application number DG 8-1-01, subject to finding of sufficient roadway capacity and the owner of the property rezoning the land within the “Y.A.F. Plat” to the Town of Davie’s, M-3, Planned Industrial Park District.

Exhibits

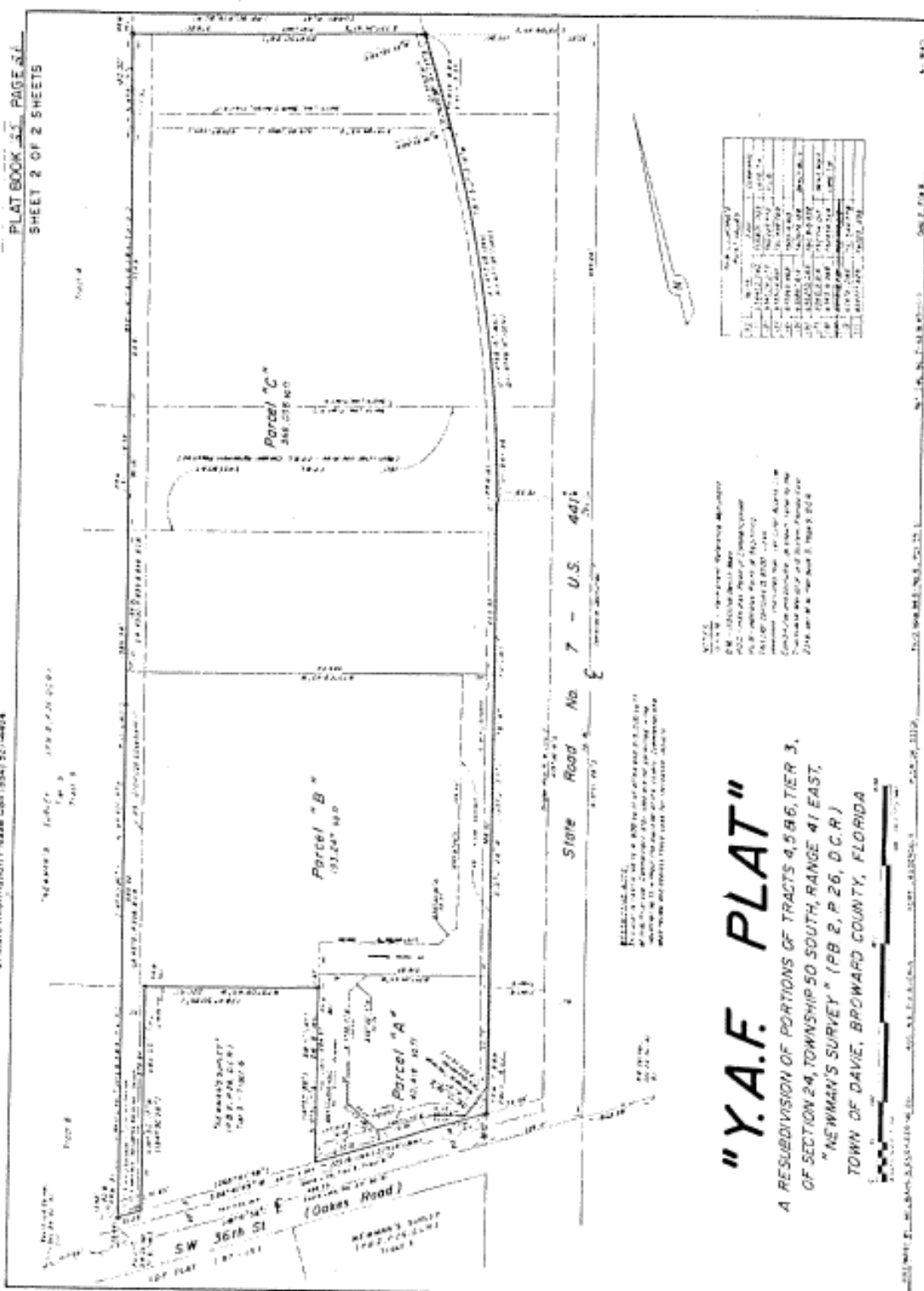
Resolution, Planning Report, Justification letter, Plat, Land Use Map, Subject Site, and Aerial

Prepared By: _____ Reviewed By: _____0

**Y.A.F. PLAT
DELEGATION REQUEST JUSTIFICATION**

This delegation request will generally reduce the total amount of industrial allowed on the site and somewhat increase the allowable office space, and also provide for one watchman's apartment. Specifically, the request will accomplish the following:

- The industrial square footage allowed under the current plat note will be reduced by 40,000 square feet.
- The allowable office uses will be increased from 4,800 square feet, which is already provided for in the current plat note, to a total of 16,000 square feet. This increase will allow Formworks to establish its industrial related office on the property.
- This request also provides for a single, two-bedroom security guard's garden apartment on Parcel C, which is a self-storage facility. Note that the self-storage facility is already built and contained the watchman's apartment on the site plan. The plat note was amended in 1991 to allow for the watchman's apartment, and the amendment was approved by both the Town of Davie and Broward County but was subsequently not recorded. The impact fees for the apartment, however, have already been paid. This change of the plat note will address existing conditions.
- The request will parcelize existing and immediately proposed development (Formworks) on the site.
- The reduction in industrial square footage is equivalent in trips to the increase in office and the addition of the watchman's apartment. As a result, there is no increase in trips.



State Rd. 84 Spur (Access Rd.)

TRANSPORTATION

INDUSTRIAL

S.R. 7

(U.S. 441)

Town Boundary

SUBJECT SITE

Burris Rd. (SW 46th Ave)

Oakes Rd.

SW 36th Ave

INDUSTRIAL

S.W. 47th Ave.

PETITION NUMBER
DG 8-1-01

Subject Site Area
Future Land Use Plan

N
4

PREPARED 8/20/01
BY THE PLANNING &
ZONING DIVISION

Scale: 1"=400'

